



Z-09-09-004

**City of Greensboro Planning Department
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: September 14, 2009

GENERAL INFORMATION

APPLICANT	Kimberly Hill for Brandon James
HEARING TYPE	Rezoning
REQUEST	RS-12 (Residential-Single Family) to CD-LO (Conditional District-Limited Office)
CONDITIONS	<ol style="list-style-type: none">1. Uses: Limited to a child day care center.2. A maximum of 30 children will be enrolled at any point in time3. Any free-standing signage shall be limited to 6 feet in height and shall be of monument style
LOCATION	301 East Vandalia Road, generally described as the northeast corner of the intersection of East Vandalia Road and Moser Road
PARCEL ID NUMBER (S)	00-00-0487-0-0003-00-014
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 69 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~0.28 Acres
TOPOGRAPHY	Generally flat
VEGETATION	Residential landscaping

SITE DATA

Existing Use	Single-Family house
Adjacent Zoning	Adjacent Land Uses
N RS-12 (Residential-Single Family)	Single-Family dwelling unit
E RS-12 (Residential-Single Family)	Single-Family dwelling unit
W RS-12 (Residential-Single Family)	Undeveloped
S RS-12 (Residential-Single Family)	Brown Center Park and Single-Family dwelling unit

Zoning History

Case #	Date	Request Summary
--------	------	-----------------

		This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the Unified Development Ordinance (UDO), it was zoned RES 120 S
--	--	---

ZONING DISTRICT STANDARDS**District Summary ***

Zoning District Designation:	Existing (RS-12)	Requested (CD-LO)
Max. Density:	3 dwelling units per acre	N/A
Typical Uses	Primarily intended to accommodate high density and single-family detached dwellings in developments where public water and sewer service is required.	Primarily intended to accommodate low intensity medical, professional, administrative, and government office uses on small to mid-sized sites near residential areas.

**These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

SPECIAL INFORMATION**Overlay District Ordinance/Historic Preservation****Environmental/Soils**

Water Supply	N/A
Watershed	
Floodplains	N/A
Streams	N/A
Other:	If any development is proposed and disturbed area is greater than 1 acre then Phase II rules must be met.

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements

North	Type B Yard – avg. width 30'; 3 canopy trees per 100'; 5 understory trees per 100'; 25 shrubs per 100'
South	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'
East	Type B Yard – avg. width 30'; 3 canopy trees per 100'; 5 understory trees per 100'; 25 shrubs per 100'
West	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'

Tree Preservation Requirements

Acreage

Requirements

.28 ac. 1% of lot area and be located within the required planting yard

Transportation

Street Classification	E. Vandalia Road – Major Thoroughfare, Moser Road – Local Street.
Site Access	All access must be designed to the City of Greensboro standards for commercial driveways. Based on the size of the lot and the location of the house it may be difficult for this site to meet ordinance requirements for a commercial driveway and the design of a parking lot.
Traffic Counts:	E. Vandalia Road ADT = 8,980 (2007).
Trip Generation:	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There is no sidewalk along the frontage of this area nor are there any plans to construct sidewalk in the area.
Transit in Vicinity	No, there are no close bus routes for this location. The closest bus route is route 12, S. Elm-Eugene Street.
Traffic Impact Study (TIS)	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **CD-LO** (Conditional District-Limited Office) zoning would allow land uses that are generally compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map designates this location as **Low Residential**. The requested **CD-LO** (Conditional District-Limited Office) zoning district is consistent with this GFLUM designation.

Connections 2025 Written Policies

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

POLICY 4G.1: Promote compact development.

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as **East Greensboro**.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

Including protection against incompatible commercial encroachments into residential neighborhoods

Connections 2025 Map Policies

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

Other Plans - N/A

Staff/Agency Comments

Water Resources

N/A

Housing and Community Development

Long term quality of life for existing residential development adjacent to this site would be greatly enhanced through the use of appropriate vegetated and/or constructed buffers on the northern and eastern property boundaries. Applicant is strongly encouraged to discuss this proposal with representatives of the Woodlea Lakes neighborhood, within which it is located.

Planning

The 0.28 acre subject parcel is adjoined on all four sides by single-family zoned lots. Single-family uses abut the subject site to the north and east with the south being used as a City Park and the west for pasture. According to the City's privilege license records, the subject site is being used as a family care home. The applicant intends to

reuse the site as a child day care center, necessitating this request to the **LO** (Limited Office) zoning district. Day care centers with 16 or more attendees are permitted in the LO zoning district only when specific development standards can be met.

This request is not contradictory to the intent and purpose of the zoning district since the requested **CD-LO** zoning district is primarily intended to accommodate low intensity medical, professional, administrative, and government office uses on small to mid-sized sites near residential areas. Based on the site and situation of this property, this site is highly accessible being that it is a corner lot.

Staff will however like to point out that the parking requirement for the intended use is 1 parking space per each employee and 1 parking space per every 10 attendees with a minimum of 5 parking spaces for all uses; in addition to any ADA requirements. Staff has indicated a concern as to whether these standards could be met with the current size of the lot.

This rezoning request, if approved, will help provide a use which is very much needed in or near residential areas without impacting the overall mix of uses found in this vicinity nor will it negatively impact the adjacent residential uses. It will also promote a healthy, diversified economy with a strong tax base and opportunities for employment and entrepreneurship while at the same time promoting sound investment in Greensboro's urban areas.

Staff believes that this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is compatible with the existing development and trend in the surrounding area.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **CD-LO** (Conditional District-Limited Office) zoning district.